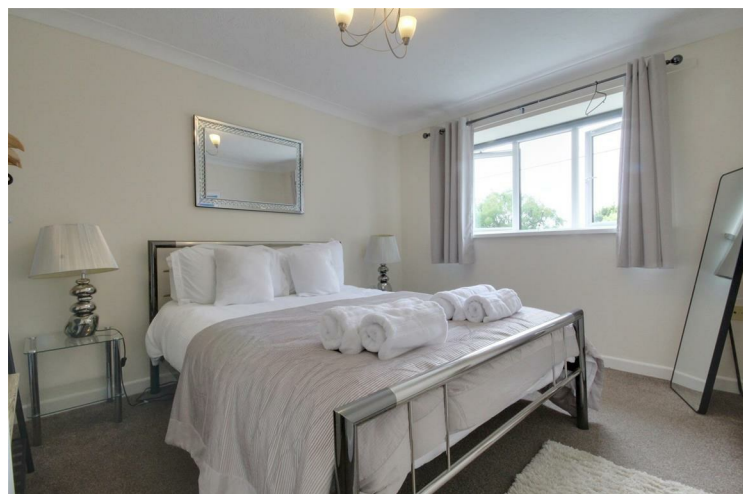




Flat 3 The Firs 55 Western Avenue Barton on Sea

£1,300 PCM

A delightful two bedroom fully furnished or unfurnished. This property is located within easy walking distance of Barton Cliffs and less than 10 minutes by car from New Milton Town. Holding deposit: £300 Security deposit: £1500



• Close to Barton Cliffs • Furnished or Unfurnished • Available from November 2026 • Well Presented

On entering the property the hallway leads to all principal rooms. The master bedroom is located over the front while the twin room is located over the rear. The spacious living room enjoys two sofas and a dining table.

The kitchen is fully equipped with plenty of work and cupboard space, fridge, washing machine and dishwasher. There is a family bathroom with shower over the bath, toilet and hand basin. The property also benefits from a separate WC.

Please be aware that this property is currently a holiday let and will only be available from Sunday 1st November 2026

The broadband and mobile availability and speeds can be checked via the Ofcom's "broadband and mobile coverage checker" on their website

The property has electric heating.

To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £39000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as

company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below: [TENANT-SCALE-OF-CHARGES-2026.pdf](#)

ADDITIONAL INFORMATION

Council Tax Band: C

Furnishing Type: Not specified

Security Deposit: £1,500

Available From: 1st November 2026



Floor Plan

First Floor

Approx Gross Internal Area
58.7 sqm / 631.7 sqft

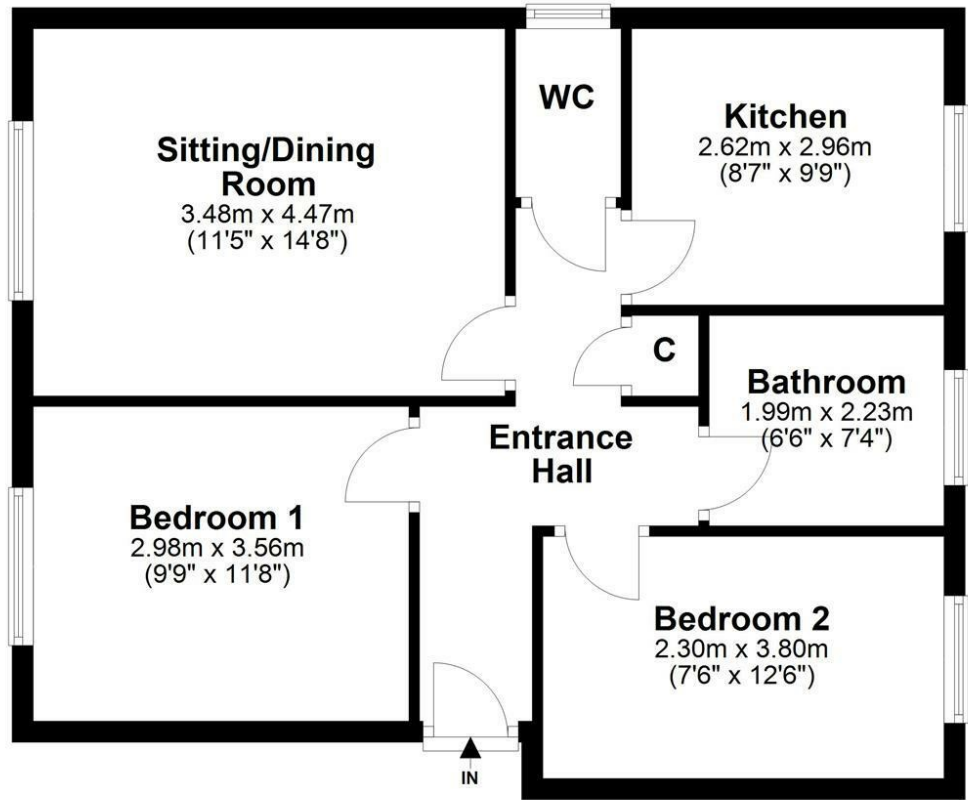


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

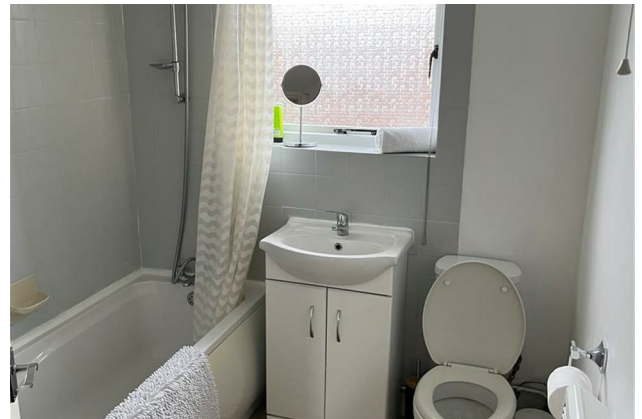
LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.



Please contact us on the below:

Lymington 01590 624814

Romsey 01794 331433

Wimborne: 01202 842248

lettings@spencersproperty.co.uk

www.spencersproperty.com